

Places for Everyone Representation 2021

Family Name	Thompson
Given Name	Mrs L
Person ID	1286649
Title	Stakeholder Submission
Agent Company / Organisation	Gary Hoerty Associates
Type	Web
Family Name	Thompson
Given Name	Mrs L
Person ID	1286649
Title	JP-H 1 Scale Distribution and Phasing of New Housing Development
Agent Company / Organisation	Gary Hoerty Associates
Type	Web
Soundness - Positively prepared?	Unsound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	Sound
Compliance - Legally compliant?	No
Compliance - In accordance with the Duty to Cooperate?	NA
Redacted reasons - Please give us details of why you consider the consultation point not to be legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	The policy is not meeting the needs of the area in a timely manner due to the use of the Sedgefield Method without justification and contrary to paragraph 69 of the NPPF.
Redacted modification - Please set out the modification(s) you consider necessary to make this section of the plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above.	Amend the wording of the final paragraph of the policy to remove the reference to the stepped requirement and use the Liverpool Method.
Family Name	Thompson
Given Name	Mrs L
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Title	JP-H 3 Type Size and Design of New Housing
Agent Company / Organisation	Gary Hoerty Associates
Type	Web
Soundness - Positively prepared?	Sound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	Sound
Compliance - Legally compliant?	Yes
Compliance - In accordance with the Duty to Cooperate?	NA
Redacted reasons - Please give us details of why you consider the consultation point not to be legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	There is no evidence to justify the need for all housing to accord with Part M4 (2) of the building regulations. This policy is contrary to paragraph 62 of the NPPF.
Redacted modification - Please set out the modification(s) you consider necessary to make this section of the plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above.	Amend the wording of point 2. To read: Affordable housing should be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable.
Family Name	Thompson
Given Name	Mrs L
Person ID	1286649
Title	JP-G 9 A Net Enhancement of Biodiversity and Geodiversity
Agent Company / Organisation	Gary Hoerty Associates
Type	Web
Soundness - Positively prepared?	Sound
Soundness - Justified?	Sound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	Sound
Compliance - Legally compliant?	Yes

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Compliance - In accordance with the Duty to Cooperate?	NA
Redacted reasons - Please give us details of why you consider the consultation point not to be legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	There is currently no basis for a requirement of 10% biodiversity net gain.
Redacted modification - Please set out the modification(s) you consider necessary to make this section of the plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above.	Amend wording of point c. to: Achieve a net gain in biodiversity of a level required by current national policy and / or legislation.
Family Name	Thompson
Given Name	Mrs L
Person ID	1286649
Title	JP-P5 Education Skills and Knowledge
Agent Company / Organisation	Gary Hoerty Associates
Type	Web
Soundness - Positively prepared?	Sound
Soundness - Justified?	Sound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	Sound
Compliance - Legally compliant?	Yes
Compliance - In accordance with the Duty to Cooperate?	NA
Redacted reasons - Please give us details of why you consider the consultation point not to be legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	As currently worded the policy is contrary to paragraph 57 of the NPPF.
Redacted modification - Please set out the	Change the wording of point 2 b. to read: Where appropriate, requiring housing developments to make a financial contribution to the provision of

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modification(s) you consider necessary to make this section of the plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above.	additional school places and/or set aside land for a new school, proportionate to the additional demand that they would generate above existing capacity.
Family Name	Thompson
Given Name	Mrs L
Person ID	1286649
Title	JPA 3.2: Timperley Wedge
Agent Company / Organisation	Gary Hoerty Associates
Type	Web
Soundness - Positively prepared?	Unsound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	Sound
Compliance - Legally compliant?	No
Compliance - In accordance with the Duty to Cooperate?	NA
Redacted reasons - Please give us details of why you consider the consultation point not to be legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Paragraph 6 requires the delivery of 45% affordable housing throughout the site, this is considered aspirational but not deliverable and is therefore not in conformity with paragraph 16 b) of the NPPF.
Redacted modification - Please set out the modification(s) you consider necessary to make this section of the plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above.	The level of affordable housing should align with that set out in an up to date local plan and at a level that is considered to be viable.
Family Name	Thompson
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Person ID	1286649
Title	JP-D1 Infrastructure Implementation

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Agent Company / Organisation	Gary Hoerty Associates
Type	Web
Soundness - Positively prepared?	Sound
Soundness - Justified?	Sound
Soundness - Consistent with national policy?	Sound
Soundness - Effective?	Sound
Compliance - Legally compliant?	Yes
Compliance - In accordance with the Duty to Cooperate?	Yes
Family Name	Thompson
Given Name	Mrs L
Person ID	1286649
Title	JP-D2 Developer Contributions
Agent Company / Organisation	Gary Hoerty Associates
Type	Web
Soundness - Positively prepared?	Sound
Soundness - Justified?	Sound
Soundness - Consistent with national policy?	Sound
Soundness - Effective?	Sound
Compliance - Legally compliant?	Yes
Compliance - In accordance with the Duty to Cooperate?	Yes